

Bar and restaurant in a prime location with two terraces and two flats. In need of renovation.

EXCLUSIVE



INFORMATION

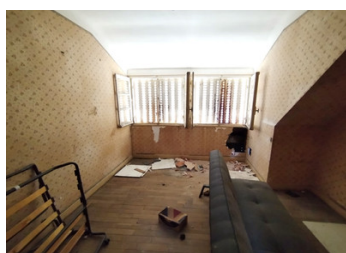
Town:	Treignac
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	270 m2
Plot Size:	471 m2

IN BRIEF

This unique property is situated in a prime location in the centre of the tourist town of Treignac. It comprises a café with two terraces and an apartment above it. A second apartment is accessed via a separate entrance. The whole property is in need of renovation but can therefore be completely customised to your own taste. On the ground floor is a café of approximately 90m². Next to the bar is a door leading directly onto the terrace, which is also approximately 90m².

Through the café's entrance, you reach the staircase leading to the first floor. This space needs to be re-planned. It was previously a three-bedroom flat. A staircase leads up to the loft.

To the side of the café, a staircase leads to the entrance of the second flat. This measures approximately 50 m². It...

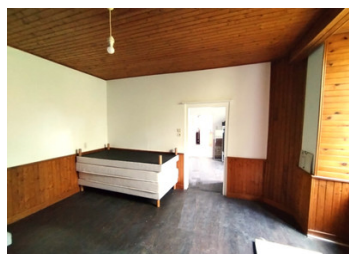


ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

This former café is situated in a beautiful location in the centre of the tourist town of Treignac. It has two terraces, one of which is directly adjacent to the café. The building requires complete renovation, work on which has already begun.

The ground floor, which houses the café, is a completely open-plan space (approx. 100 m²) that can be laid out as you see fit. The space is well suited as retail premises, a catering establishment or, for example, a fitness studio. The adjoining terrace measures approximately 70 m². Beneath this terrace is a second terrace of the same size.

On the first floor, the framework of the original layout remains. This consisted of three bedrooms, a living room, kitchen, bathroom and study. The total floor area here is also approximately 100 m². In the loft, you will find a fourth bedroom.

The entrance to the second flat is on the side of the building. Here, the layout remains intact. From the entrance, you enter the kitchen (approx. 11 m²). From the kitchen, you have access to the shower room (approx. 7 m²). And on to the living room (approx. 13 m²). You then reach the bedroom (approx. 18 m²). The total floor area of this flat is approximately 50 m².

This property, comprising two flats and two terraces, is situated in the centre of Treignac. Here, you'll be immersed in the charming daily life of a medieval town. Narrow streets, shops selling local delicacies...